

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

JUNE 4, 2015; 5:39 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, TOM DAY, JORY
FRANCIS, SCOTT FREITAG AND JOY PETRO**

ABSENT:

JOYCE BROWN

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, JAMES (WOODY) WOODRUFF,
SCOTT CARTER, PAUL APPLONIE, WES
ADAMS, STEPHEN JACKSON AND THIEDA
WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting and turned the time over to Staff.

AGENDA:

PRESENTATION – DAWN BRANDVOLD – FIRST NATIONAL BANK OF LAYTON

Dawn Brandvold, First National Bank of Layton, gave a brief history of the Bank's association with the City. She said they would be doing their annual free concert for the community on June 22nd. Ms. Brandvold left tickets for the concert and invited the Mayor and Council to attend. She said there would be a barbeque before the concert. Ms. Brandvold expressed appreciation for their relationship with the City.

Mayor Stevenson asked Ms. Brandvold how the summer concerts were going.

Ms. Brandvold said there were four shows that would be sold out; the Doobie Brothers, Donny Osmond and both David Archuleta shows. She said the programs had risen to a whole new level.

Mayor Stevenson asked how season ticket renewals were going.

Ms. Brandvold said they were up. She said 50 tickets were held back so that reserved seating was available.

Mayor Stevenson said the City was close with the plans for the green room.

Councilmember Day asked how many season ticketholders there were.

Ms. Brandvold said in the green seats there would be close to 500; in the grass there were probably another 100 to 150. She said the capacity was 1,700. She said sponsorship was up this year; the quality of the programs and evident fiscal responsibility made it easy to find sponsorships.

Mayor Stevenson indicated that the City would be putting a RAMP tax question on the ballot in November. He introduced Vaughn Jacobsen and indicated that Mr. Jacobsen would be the Chair of the RAMP tax initiative group.

Mr. Jacobsen said he was excited about the opportunity for a RAMP tax in Layton City and the support it would provide to a number of groups. He said he was a past Chairman of the Davis Arts Council and was

a big fan of all the programs.

Councilmember Freitag arrived 5:46 pm.

Mr. Jacobsen expressed appreciation for the City's support.

REZONE REQUEST – ADAMS/CRAYTHORNE – A (AGRICULTURE) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – APPROXIMATELY 752 WEST GENTILE STREET – ORDINANCE 15-15

Mayor Stevenson said there were some issues on this item relative to land owners, and the developer had asked that it be continued for two weeks to allow time to work through some of the issues.

MAYOR'S REPORT

Mayor Stevenson asked Woody to discuss construction progress on Antelope Drive and Robins Drive. He said he knew that Woody had talked with one of the landowners in the area.

James "Woody" Woodruff, City Engineer, said he met with the property owner yesterday; he was a little frustrated because of the length of time it took before his driveway was completed. He said that area had been paved and the driveway was completed. Woody said there was still some sidewalk improvements and landscaping that needed to be completed. He said they were still waiting for structures to install signage on Antelope Drive and there were a few sidewalk improvements that needed to be made. Woody said they would be wrapping up the project in the next 2 to 3 weeks.

Mayor Stevenson asked about lane movements on Antelope Drive going west.

Woody said there would be some additional signage overhead, which would help facilitate the lane delineation. He said the left lane was a dedicated lane for southbound access onto I-15.

Council and Staff discussed traffic movement on the overpass and additional signage.

PRESENTATION – SCOTT GREEN – KAYS CREEK IRRIGATION

Scott Green, Kays Creek Irrigation, displayed pictures of three projects Kays Creek Irrigation had completed. He presented information on the projects including a pipeline from Andy Adams Pond all the way to Gentile Street. Mr. Green said by installing a pressurized system they had saved 35% of the water in the pond. He said Andy Adams Pond previously dropped to 4 to 6 feet in depth; now there was usually 14 to 15 feet left in the Pond. Mr. Green said because of that, they were able to partner with the City and create a fishery at Andy Adams Pond and Hobbs Pond.

Mr. Green presented information about a project on the Middle Fork by Fernwood. He said they were having issues with flood control, and with a grant and help from Davis County Flood Control and Layton City they were able to install a 24-inch line from the Middle Fork to Hobbs Pond.

Councilmember Day asked about reserving part of the pond for flood control.

Mr. Green explained how they allowed for that reserve.

Mr. Green displayed pictures of the work they had completed on Flint Street. He indicated that they borrowed \$800,000 from the State to bore under the freeway and carry a line along Layton Parkway to Flint Street. Mr. Green indicated that their loans had always been paid off. He explained how the pipe was laid in the trench and displayed pictures of pushing pipe under Main Street.

Councilmember Freitag asked what the life of the pipe would be.

Mr. Green said it would probably last 100 years. He said the pipe had been used in Europe for many years. He displayed pictures of boring under the railroad track.

Mr. Green displayed a map of potential coverage in Layton. He said in the future they wanted to connect Andy Adams Pond and Hobbs Pond to be able to provide continuous coverage. Mr. Green said they supplied 2,100 homes with secondary water, and a few farmers. He indicated that they hadn't raised rates for 4 years, but they would be raising rates this year. Mr. Green said they charged \$150 per home for a year, with larger lots paying an additional \$30. He mentioned some of the repairs they had made to the ponds.

Mr. Green said they wanted to keep the water in Layton City. He indicated that they supplied water to 4 customers in Kaysville, but they wanted to see what Kays Creek Irrigation and Layton City could do together to make sure the water stayed in Layton.

Councilmember Petro asked if farmers had an option to go to pressurized irrigation.

Mr. Green said yes; farmers could do pressurized irrigation if they wanted to do that. He said the line along Layton Parkway allowed for the pressurized system.

Mr. Green said they had a great relationship with Layton City. He said he saw the future of Kays Creek Irrigation growing. Mr. Green said a couple of more feet of water could go into Andy Adams Pond if the spillway was built up. He said Hobbs Pond could be raised another 10 feet; 10 feet would be about 500 acre feet of water.

Mr. Green said they didn't want to go beyond their ability; they wanted to do it right. He said with the help of Layton City they could do that, and make it better for the future. Mr. Green said they needed to leave it for their grandchildren.

Mayor Stevenson said with the water that came off the mountains and flowed into Layton, why wouldn't Layton City want to own that water.

Mr. Green said the water was owned by the shareholders. He asked why the City would want to own that water.

Mayor Stevenson said for total control.

Mayor Stevenson asked who the largest shareholder was.

Mr. Green said Layton City.

Mayor Stevenson asked if Layton City owned more than 50% of the shares.

Mr. Green said no; no one owned 50% of the shares. He said Layton probably owned 25% of the shares.

Mayor Stevenson asked if the water could be shifted to another entity.

Mr. Green said the bylaws wouldn't allow for that without a vote of shareholders.

Mayor Stevenson said if the water became very valuable, what would stop the shareholders from selling the water to someone else.

Mr. Green said he didn't see that happening; what would they water their lawns with.

Mayor Stevenson said if they were given enough money, maybe they would install AstroTurf.

Mr. Green said Layton City had some of the lowest culinary water rates in the area; he indicated that they should be higher.

Someone from the audience asked the Mayor why he, as a stockholder, would want Layton City to control his water.

Mayor Stevenson said he was just asking the question; someone with 1/3 share of water didn't have much of a say if the rest of the shareholders decided to sell the water to a different area. He said it was a big what if. Mayor Stevenson said Layton City was one of very few communities that had water coming off the mountains into the City.

Mr. Green said the water rights were in the creeks; there was no way to take the water off the mountain to somewhere else.

There was discussion about the water that was stored by Weber Basin Water for Kays Creek Irrigation.

Councilmember Day said if the price was right, any of the water could go anywhere. He said Weber Basin could take it to Bountiful or wherever they wanted. He said he heard Mr. Green saying that he didn't want Layton City controlling Kays Creek Irrigation water, or to have Kays Creek Irrigation completely owned by Layton City.

Mr. Green said he felt that the City could partner with Kays Creek Irrigation and maintain the system better than they could.

Councilmember Day asked if he would want the City to take it over.

Mr. Green said he didn't know; it would be up to the shareholders. Mr. Green said each shareholder had 1 vote; the City didn't have more votes because it owned more shares.

Mayor Stevenson said the water companies and the City needed to figure out how to protect the water.

Mr. Green said he agreed; they needed to make sure that it stayed within Layton City. He said their bylaws stated that the board members had the right to say if the water could be transferred or not.

Councilmember Day said it was great that the water came off the mountain and it was great to have it in the ponds, but if you couldn't get the water where it was needed, it was worthless. He said the City would have to decide if it wanted to take over the infrastructure of Kays Creek Irrigation or Holmes Creek, or whoever. Councilmember Day said it might be better to let the water companies maintain their own infrastructure.

Mr. Green said they needed to plan for the future. He said they would gradually fix their lines, but with cooperation from the City they could make this a great opportunity for the residents.

Councilmember Petro said she would be interested in seeing their map and see where their service areas would be on the west side of the City. She said it seemed that there would be pockets where water wouldn't be available.

Mr. Green said they went west down to 1700 West. He said Jerry Stevenson had asked that a line be ran to his property. Mr. Green said they didn't want to expand beyond their capacity.

Councilmember Petro said part of the study was to determine what was best for the future. She asked Mr. Green what his opinion was of forming a collective company of two or three entities that would supply secondary water to the City.

Mr. Green said he could see that happening, but revenue had to stay in Layton. He said they couldn't take on other's debt. Mr. Green said he didn't think it would be a bad thing, but it would be a big change for everybody.

Alex Jensen, City Manager, asked Mr. Green what kind of administrative operation they had for billing, etc.

Mr. Green said billing was handled out of the secretary's home. He said they didn't have money for a building. Mr. Green said they had four fulltime employees. He said they were on call 24 hours a day 7 days a week. Mr. Green said they were salaried; summertime and weekends were hard on them. He said they tried to keep overhead to a minimum. Mr. Green said they weren't getting rich, but they tried to do the best with what they had.

Councilmember Day said when the pipeline was put in on Layton Parkway, he understood that the City wasn't paying assessments for a number of years to pay for that.

Mr. Green said that was correct; they were paying the City back by waiving the assessments.

Councilmember Day asked how long of a period that was for and was there a contract for that.

Mr. Green said there was a contract, and it was probably 3 years from being paid off.

Alex said there was a contract. He said as the City acquired more Kays Creek Irrigation water shares through exaction, the City was obligated to pay a higher assessment. Alex said the timing of the payback changed because the amount of shares the City acquired changed.

Mr. Green said the amount they owed the City was going down, and the rate changed as the City acquired more water that they weren't being assessed for.

Councilmember Petro asked how they dealt with customer complaints.

Mr. Green said they went out on emergency calls after hours, but if someone called with any issue they would take care of it regardless of when they called.

Gary Crane, City Attorney, said Weber Basin Water had started metering their water. He said there was about a 26% reduction in use. Gary asked if Kays Creek Irrigation had considered metering with new connections.

Mr. Green said any new home coming on would be metered. He said they gave out notices of excessive watering and hours of water. Mr. Green said in general, people were being conservative.

There was discussion about water conservation.

Councilmember Petro asked Mr. Green what his opinion was of capturing water on the tail end and moving it back upstream.

Mr. Green said it would be nice to be able to do that, but it would require a pumping system. He said he would like to see the City's Park hooked up to secondary water. Mr. Green explained that he had installed valves in Commons Park three years ago, but they still weren't being used.

Councilmember Day asked why the City wasn't using secondary water in the Park.

Alex said it was a balance; the City had a culinary system that was a revenue system for the City and the system needed to pay for itself. He said it allowed the City to move revenue from the general fund to the water fund. Alex said the hookup would eventually happen but it had to be well thought out so that it

didn't create a financial problem for the City in the water system. He said the City had to look at it like a business, but the plan was for that to happen.

Mr. Green expressed appreciation to the City for the relationship they had with the City. He said working together, this could be a great opportunity for the residents.

Councilmember Day asked how important it was for the City to require residents to hook onto secondary water if it was available.

Mr. Green said that would be great. He said what would help more would be for developers to pay the connection fee because people would hookup right away. Mr. Green said that would eliminate a lot of problems.

The meeting adjourned at 6:48 p.m.

Thieda Wellman, City Recorder